

VILLAGE OF BRADLEY

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ORDINANCE NO. **O-04-26-02**

AN ORDINANCE GRANTING A ZONING CHANGE REQUEST FOR CERTAIN PROPERTY  
WITHIN THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS  
(133 W Broadway Avenue, Bradley, IL 60915)

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ADOPTED BY THE  
BOARD OF TRUSTEES OF THE  
VILLAGE OF BRADLEY

THIS 13<sup>th</sup> DAY OF April, 2026

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Published in pamphlet form by the authority of the Board of Trustees of the Village of Bradley,  
Kankakee County, Illinois this 13<sup>th</sup> day of April, 2026

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**WHEREAS**, the President and Board of Trustees of the Village of Bradley, Kankakee County, Illinois, have the authority to adopt resolutions and to promulgate rules and regulations that pertain to its government and affairs and protect the public health, safety, and welfare of its citizens; and

**WHEREAS**, the land commonly known as 133 W Broadway Avenue, Bradley, IL 60915 in the Village of Bradley, (the “Subject Property”), is located within the corporate boundaries of the Village; and

**WHEREAS**, the Subject Property is presently zoned M (Industrial), in part, and B2 (Commercial), in part; and

**WHEREAS**, the Subject Property is presently owned by Storgeman LLC (the “Owner”); and

**WHEREAS**, the Owner previously filed an application seeking to change the Zoning for the Subject property from M (Industrial), in part, and B2 (Commercial), in part, to new uniform zoning classification of M (Industrial); and

**WHEREAS**, the Applicant’s application, along with all necessary documentation and supporting data (collectively the “Application”), has been submitted to the President and Board of Trustees of the Village by the Village of Bradley Planning and Zoning Commission (the “Plan Commission”); and

**WHEREAS**, the Plan Commission held a public hearing to consider the Application on Tuesday, April 7, 2026, with notice having been properly given for the same, and at that time made all findings of fact required by and pursuant to the Village Code; and

**WHEREAS**, the Plan Commission has recommended that the President and Board of Trustees grant the Application, as set forth in the Plan Commission’s Recommendation of Approval, a copy of which is attached hereto as Exhibit 1 and fully incorporated herein; and

**WHEREAS**, the President and Board of Trustees of the Village hereby respectfully reject the Plan Commission’s findings of fact as set forth in Exhibit 1; and

**WHEREAS**, the President and Board of Trustees of the Village have determined that granting the Zoning Change, as requested by the Applicant, is in the best interest of the Village and its citizens.

**NOW THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BRADLEY, KANKAKEE COUNTY, ILLINOIS, PURSUANT TO ITS STATUTORY AUTHORITY, AS FOLLOWS:**

**SECTION 1.** The President and Board of Trustees hereby find that all of the recitals contained in the preamble to this Ordinance are true, correct, and complete and are hereby incorporated by reference hereto and made a part hereof.

**SECTION 2.** The President and Board of Trustees hereby grant the Zoning Change requested by the Applicant. The Subject Property is hereby rezoned from its current zoning classification of M (Industrial), in part, and B2 (Commercial), in part to a new uniform zoning classification of M (Industrial).

**SECTION 3.** That the Village Clerk is hereby instructed to note the change in zoning on the official zoning map of the Village and further to record a certified copy of this ordinance with the office of the Kankakee County Recorder of Deeds.

**SECTION 4.** In the event that any provision or provisions, portion or portions, or clause or clauses of this Ordinance shall be declared to be invalid or unenforceable by a Court of competent jurisdiction, such adjudication shall in no way affect or impair the validity or enforceability of any of the remaining provisions, portions, or clauses of this Ordinance that may be given effect without such invalid or unenforceable provision or provisions, portion or portions, or clause or clauses.

**SECTION 5.** That all ordinances, resolutions, motions, or parts thereof, conflicting with any of the provisions of this Ordinance, are hereby repealed to the extent of the conflict.

**SECTION 6.** That the Village Clerk is hereby directed to publish this Ordinance in pamphlet form.

**SECTION 7.** That this Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

*[Intentionally left blank]*

**PASSED** by the Board of Trustees on a roll call vote on the 13<sup>th</sup> day of April, 2026.

**TRUSTEES:**

RYAN LEBRAN	Aye - <u>    </u>	Nay - <u>    </u>	Absent - <u>X</u>
BRIAN BILLINGSLEY	Aye - <u>X</u>	Nay - <u>    </u>	Absent - <u>    </u>
DARREN WESTPHAL	Aye - <u>X</u>	Nay - <u>    </u>	Absent - <u>    </u>
BRIAN TIERI	Aye - <u>    </u>	Nay - <u>    </u>	Absent - <u>X</u>
GRANT D. VANDENHOUT	Aye - <u>X</u>	Nay - <u>    </u>	Absent - <u>    </u>
GENE JORDAN	Aye - <u>X</u>	Nay - <u>    </u>	Absent - <u>    </u>

**VILLAGE PRESIDENT:**

MICHAEL WATSON      Aye - X      Nay -           Absent -     

**TOTALS:**              Aye - 5      Nay - 0      Absent - 2

**ATTEST:**

Anita Lovell  
ANITA LOVELL, VILLAGE CLERK

**APPROVED** this 13<sup>th</sup> day of April, 2026.

Michael Watson  
MICHAEL WATSON, VILLAGE PRESIDENT

**ATTEST:**

Anita Lovell  
ANITA LOVELL, VILLAGE CLERK  
CLERK





STATE OF ILLINOIS        )  
                                  )        §§  
COUNTY OF KANKAKEE    )

I, ANITA LOVELL, Village Clerk of the Village of Bradley, County of Kankakee and State of Illinois, DO HEREBY CERTIFY that the attached is a true, perfect, and complete copy of Ordinance number **O-04-26-02**, “An Ordinance Granting a Zoning Change Request for Certain Property Within the Village of Bradley, Kankakee County, Illinois (133 W Broadway Avenue, Bradley, IL 60915),” which was adopted by the Village Corporate Authorities at a meeting held on the 13<sup>th</sup> day of April, 2026.

IN WITNESS WHEREOF, I have hereunto set my hand in the Village of Bradley, County of Kankakee and State of Illinois, on this 13<sup>th</sup> day of April, 2026.

  
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ANITA LOVELL, VILLAGE CLERK



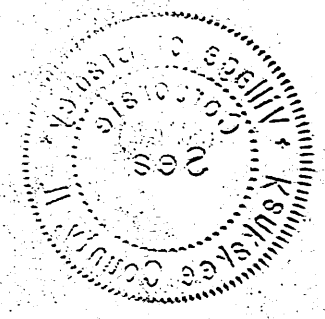
STATE OF ILLINOIS

CITY OF CHICAGO

IN SENATE, January 10, 1905.  
REPORT OF THE BOARD OF PUBLIC WORKS  
ON THE PROGRESS OF THE CITY OF CHICAGO  
DURING THE YEAR 1904.  
PUBLISHED BY THE BOARD OF PUBLIC WORKS.  
CHICAGO, ILL., 1905.

BY WILLIAM WARDEN, CITY CLERK.

*W. W. Warden*  
CITY CLERK



# **EXHIBIT A**

**Plan Commission Findings of Fact and  
Recommendation of Approval**

**FINDINGS OF FACT AND RECOMMENDATION OF APPROVAL FOR A MAP  
AMENDMENT REQUEST IN THE VILLAGE OF BRADLEY, ILLINOIS.**

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On Tuesday, April 7, 2026, at 6:30 p.m., at the Bradley Municipal Building, 147 S. Michigan Avenue, Bradley, Illinois 60915, the Village of Bradley Planning and Zoning Commission conducted a public hearing, with public notice having been duly given for the same. At that hearing, the Planning and Zoning Commission considered whether to recommend approval or denial of a map amendment (rezoning) request for certain property in the Village of Bradley, commonly known as 133 W Broadway Avenue, Bradley, IL 60915 Bradley, IL 60915. The Subject Property is presently zoned M (Industrial), in part, and B2 (Commercial), in part, and the owner of the property has requested that it be rezoned to M (Industrial).

Having heard and considered all of the evidence presented at the hearing and being fully advised in the premises, the Planning and Zoning Commission hereby recommends that the Corporate Authorities of the Village approve and adopt the request as presented.

**PASSED** this 7<sup>th</sup> day of April, 2026, by roll call vote.

	Aye	Nay	Absent
Ryland Gagnon (Chairman)	<u>  X  </u>	_____	_____
Charlene Eads (Secretary)	<u>  X  </u>	_____	_____
James Guiss	<u>  X  </u>	_____	_____
Rick White	<u>  X  </u>	_____	_____
Bill Bodemer	<u>  X  </u>	_____	_____
Michael Williams	<u>  X  </u>	_____	_____
Robert Redmond	<u>  X  </u>	_____	_____